

# Flat 9,3 Hawkhill Close

LEITH, EDINBURGH, EH7 6FD



*Stylish Two-Bedroom Second-Floor Flat with  
Private Balcony and Underground Parking*



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Nestled within the sought-after Hawkhill Close development, this beautifully presented two-bedroom second-floor flat offers a superb opportunity for first-time buyers or investors alike. Brought to market in excellent condition, the property combines modern living with a highly convenient location.

# THE KITCHEN/LIVING ROOM



Step through the front door into a welcoming entrance hallway, setting the tone for the well-proportioned interiors beyond. To your right, the spacious open plan kitchen and living area is flooded with natural light thanks to large sliding doors that open onto a private balcony.





The kitchen is well-appointed with a gas hob, integrated fridge freezer, oven, washing machine, and generous worktop space provided by a peninsula-style layout. The living space comfortably accommodates a full lounge suite and dining table, creating a versatile and sociable area.





Returning through the hall, you'll find two generous double bedrooms, both featuring built-in wardrobes and elevated views across the city. The principal bedroom benefits from a modern three-piece en-suite shower room, while a stylish main bathroom with a three-piece suite serves the rest of the property.

## THE SHOWER ROOM





# BEDROOM 1



The principal bedroom benefits from a modern three-piece en-suite shower room





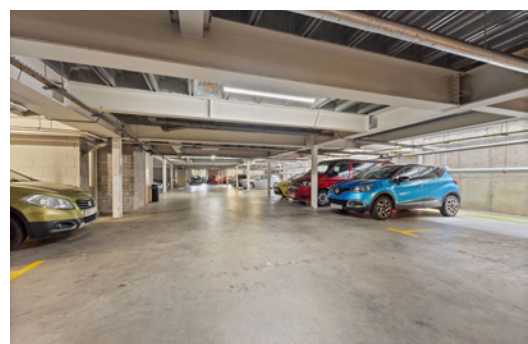
# BEDROOM 2





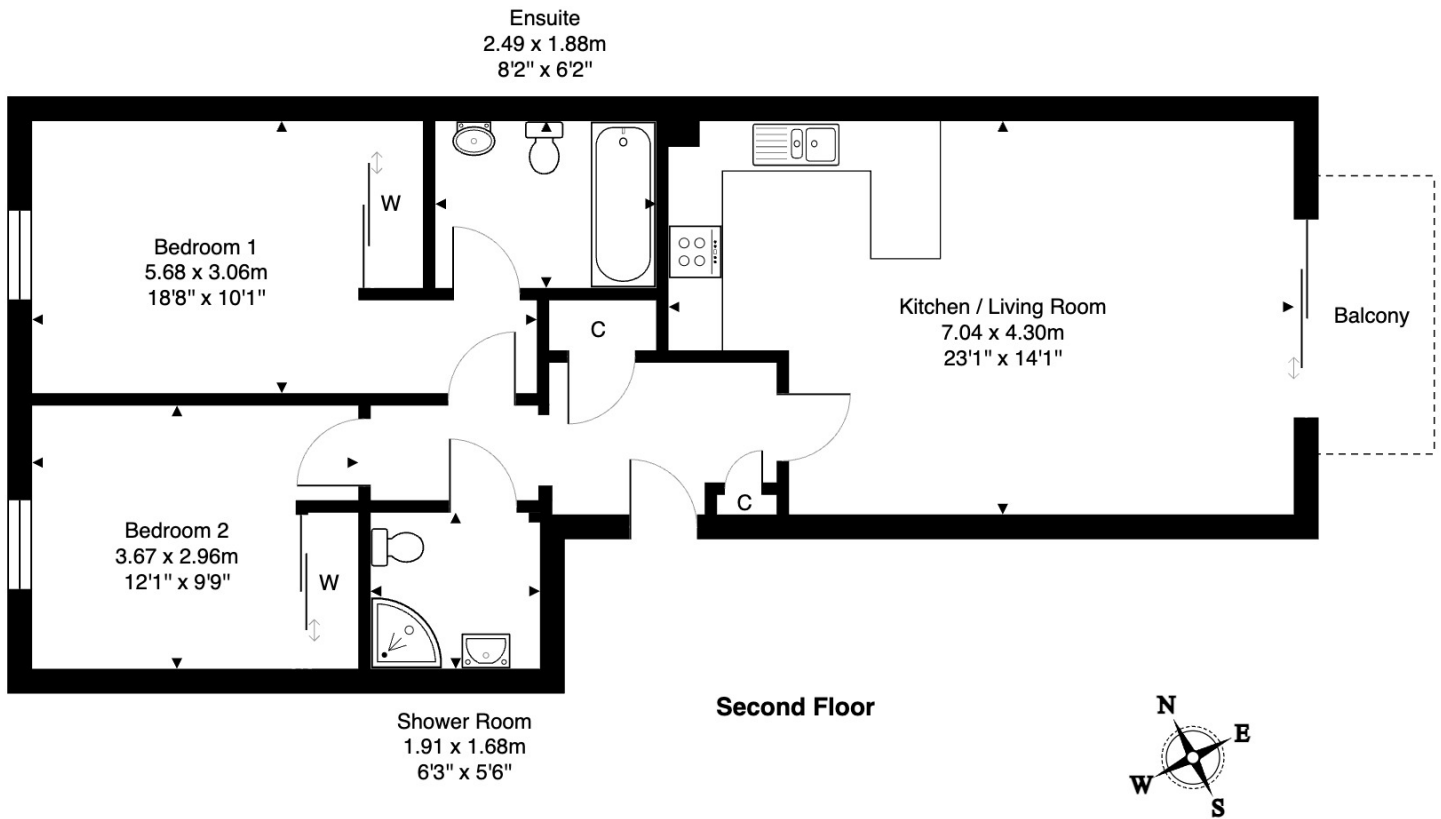
Externally, residents enjoy access to well-maintained communal gardens and the added benefit of secure private underground parking. With its prime location, contemporary layout, and excellent finish throughout, this flat is not to be missed.

## EXTERNALS & VIEW



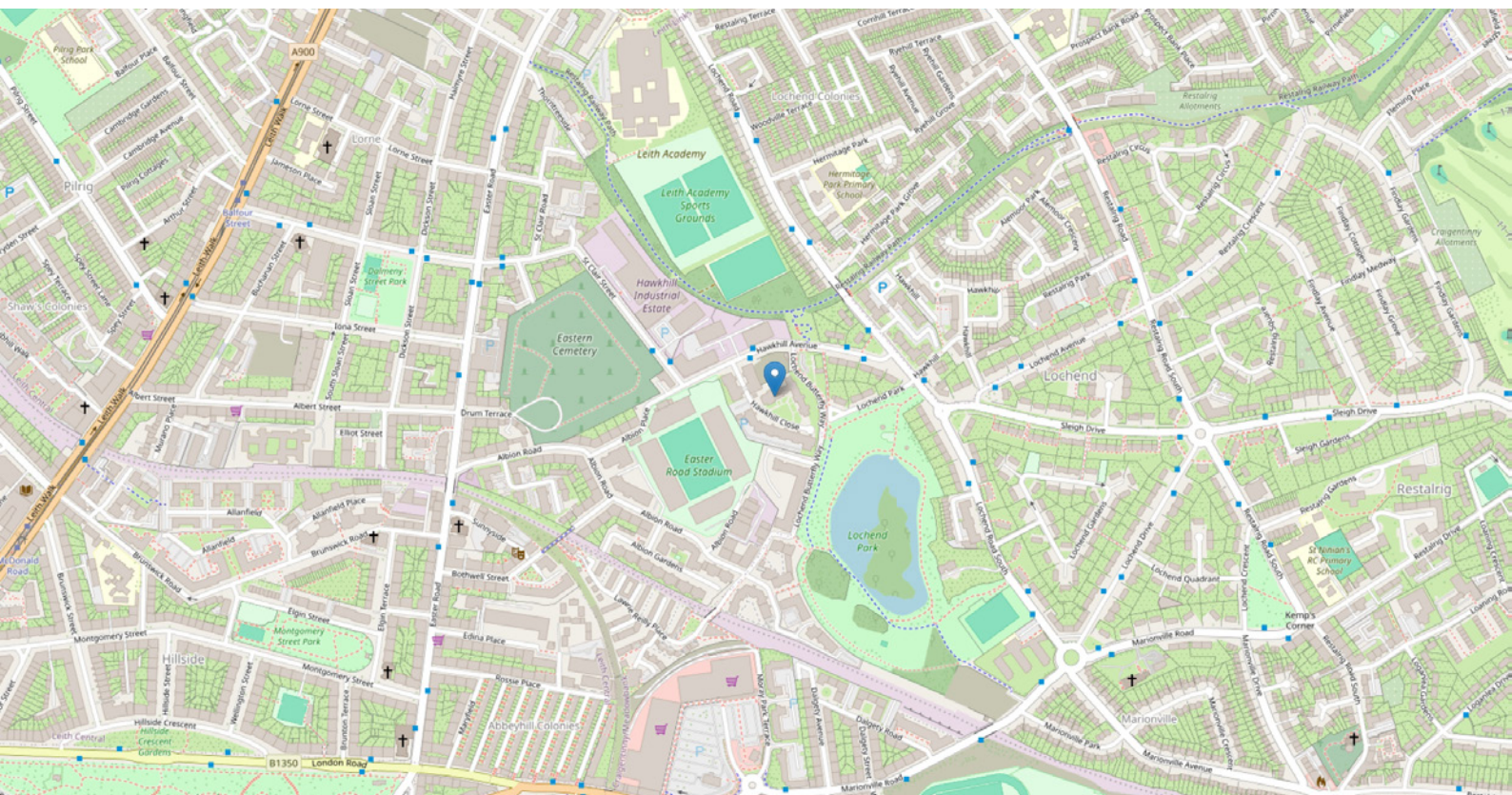


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: B





# THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best-served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal, where further shops, restaurants and a cinema can be found. Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright, lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.







The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city bypass.



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